

59010

WARRANTY DEED

Vol. 1486 Page 3908

KNOW ALL MEN BY THESE PRESENTS, That OSBORN E. WILSON and FAITH M. WILSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID G. CRIDER and LINDA S. CRIDER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 2, RIDDLE ACRES, Crescent, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to

(1) Access restrictions, including the terms and provisions thereof, contained in deed from Ora P. Blay, widower, to the State of Oregon, by and through its State Highway Commission, dated December 13, 1951, recorded December 12, 1951, in Deed Volume 251, page 535, Deed Records of Klamath County, Oregon.

(2) Reservations and restrictions contained in the dedication of Riddle Acres, as follows: "...subject to the following conditions: (1) a 16 foot utility easement along the Easterly side of Lot 5, Block 1. (2) a one foot street plug at the West end of Riddle Road which is donated to Klamath County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, restrictions and reservations of record including those above stated as of September 23, 1978, and taxes for the 1978-79 period: this deed is issued pursuant to a contract dated September 23, 1978; and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of October, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If recorded by a corporation, affix name and seal)

OSBORN E. WILSON  
FAITH M. WILSON

STATE OF OREGON,

County of Crook  
October 14, 1978.

Personally appeared the above named  
Osborn E. Wilson and Faith M. Wilson

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 10/31/81

STATE OF OREGON, County of ) ss.  
Personally appeared , 19 , and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

OSBORN E. WILSON, et ux  
845 W. 8th St.  
Prineville, Or. 97754

GRANTOR'S NAME AND ADDRESS

DAVID G. CRIDER, et ux  
Star Route  
Crescent, Or. 97735

GRANTEE'S NAME AND ADDRESS

After recording return to:

DAVID G. CRIDER  
H.C. 32 Box 80  
Gitchewa, OR 97737

NAME, ADDRESS, ZIP

Use if a change is requested all tax statements shall be sent to the following address.

Star Route No CHANGE

Star Route  
Crescent, Or. 97735

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of March, 1986, at 9:04 o'clock A.M., and recorded in book M86 on page 3908 or as file/reel number 59010.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deputy

Fee: \$5.00